

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12638, of Nivan, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue the use of a parking lot in the R-5-C District at the premises 1319 Vermont Avenue, N.W., (Square 243, Lots 807-811).

HEARING DATE: April 26, 1978

DECISION DATE: April 26, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The property is located on the east side of Vermont Avenue, between N and O Streets, N.W., and is known as 1319 Vermont Avenue N.W. The property is located in an R-5-C District.

2. To the north of the subject site are large row houses. To the south, separated by an alley is an eight story apartment building, to the east is a parking lot and to the west, across Vermont Avenue is a church and a commercial parking lot. The lot is in the vicinity of the International Inn at Thomas Circle.

3. The area of the entire parking lot is 7,372 square feet.

4. Lots 807 and 808 were established as parking lots by BZA Order No. 5412, dated March 18, 1959. The extension of the lot onto Lots 809, 810 and 811 was granted by BZA Order No. 7981, dated December 1, 1964.

5. Previously the subject property had been leased to Colonial Parking, Inc., for a commercial parking lot, pursuant to BZA Order No. 12327, dated March 22, 1977. Colonial Parking's lease expired in January 1978. The lot has not been used since that time.

6. The applicant testified that it plans to build on the subject lot within the next year.

7. The application was referred to Advisory Neighborhood Commission 2C by letter of March 24, 1978. No recommendation was received.

8. The application was referred to the Department of Transportation on March 9, 1978. No report was received.

9. There was no opposition to the granting of this application

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the subject parking lot is reasonably necessary and convenient to other residential and hotel uses in the vicinity, that the lot will not adversely affect the present character and future development of the neighborhood and the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. It is therefore ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:


- a. Approval shall be for a period of one year which may be renewed at the discretion of the Board upon the filing of a proper application.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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VOTE: 5-0 (Charles R. Norris, Walter B. Lewis, Chloethiel  
Woodard Smith, William F. McIntosh and Leonard  
L. McCants).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 23 MAY 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX  
MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY  
PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE  
DATE OF THIS ORDER.